

Notice of Intent to Adopt Mitigated Negative Declaration for Newport Business Plaza Project City of Newport Beach

Notice is hereby given that the City of Newport Beach has completed a Mitigated Negative Declaration for the construction of a new business plaza located at 4699 Jamboree Road and 5190 Campus Drive, at the intersection of Jamboree Road and Campus Drive, Newport Beach, California. The 78,883 square-foot (1.7-acre) project site consists of two existing connected buildings comprising a one-story office building and bank and a surface parking lot. The project applicant, WPI-Newport, LLC, proposes to demolish the existing buildings and develop a 46,044 gross square foot business plaza, which would consist of a 1-story bank, two 3-story office buildings, and a 2-level parking structure. Development of the proposed project would require the following entitlements from the City of Newport Beach:

- **Amendment to City of Newport Beach General Plan.** The General Plan amendment would increase the development limit in General Plan Anomaly Location 6 by 11,544 gross square feet for an allowable development limit of 46,044 gross square feet.
- **Amendment to Koll Center Newport Planned Community Text.** The Koll Center Newport Planned Community text amendment would increase the allowable building area in Office Site F by 18,346 net square feet for an allowable building area of 42,646 net square feet.
- **Tentative Parcel Map.** The parcel map would combine the existing two parcels into a single parcel for commercial condominium purposes.

On the basis of the Initial Study, City staff has concluded that the project would not have a significant impact on the environment and has therefore recommended adoption of a Mitigated Negative Declaration (MND). The MND reflects the independent judgment of City staff and recognizes project design features, previous environmental evaluations, and standard construction and engineering practices, requiring review and reevaluation of future projects as contributing to avoidance of potential impacts. The project site does not include any sites on an Environmental Protection Agency hazardous waste site list compiled pursuant to Government Code Section 65962.5.

The MND is available for a 20-day public review period beginning May 19, 2010 and ending June 7, 2010. Copies of the document are available for review at the Newport Beach Planning Department, located at 3300 Newport Boulevard, Building C, Newport Beach, CA 92663 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday. The document can also be accessed online at: <http://www.newportbeachca.gov/index.aspx?page=1347>. Any written comments on the proposed project should be sent to the attention of Janet Johnson Brown at the address listed below, and must be received no later than June 7, 2010, at 5:00 p.m.

The City's Planning Commission is tentatively scheduled to consider this item at a regular meeting to be held on July 22, 2010, at the City of Newport Beach Council Chambers, 3300 Newport Boulevard, Newport Beach, CA 92658. For additional information, please contact Janet Johnson Brown, Associate Planner, at (949) 644-3236 or at jbrown@newportbeachca.gov.

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